



City of Deltona: OED Report- July, 2016

1. **Medical Services Village**: The City and Halifax Health are in discussions regarding a medical services village at Halifax Crossings. This incorporates the three phases: 1. emergency facility; 2. medical office building(s), offering extensive treatment facilities; and, 3. the hospital facility, which has received the State of Florida's approval (Certificate of Need). The development of a strategic 2-5-10 year plan is underway, based on the completion of the various phases.
2. **RaceTrac/Saxon Boulevard**: Construction at the RaceTrac at Finland Avenue and Saxon Boulevard is currently well underway. The tanks are in and the building construction is well underway. The City is reaching out to RaceTrac to offer a partnership ceremony to celebrate the grand opening.
3. **RaceTrac/Welcome Center Drive**: RaceTrac has submitted preliminary plans to the City and the plans have been approved through the City's Development Review Committee process. The location is at Dirksen Drive, Deltona Boulevard, and Welcome Center Drive.
4. **Halifax Health/Halifax Crossings**: The roadway improvements on the former Graves Road (Extension) are completed and that road has been renamed Halifax Crossings Boulevard. Halifax Health plans for an expanded emergency room and supporting medical office building facilities (Phase 1), to be followed by a hospital (Phase 2). This expansion into the City will mean the creation of 60 or more new, in-city medical jobs. A ground breaking ceremony is in discussion for June, 2016 for the construction of the emergency room and primary medical office building. Note that Halifax Health had registered with the State of Florida for a Certificate of Need to build a 150 bed hospital. The initial ground breaking is tentatively scheduled for July 22nd.
5. **Halifax Health/Bella Vista**: The current plans are to build the primary medical office building with construction starting in late 2016. It will offer an urgent care center, family medical, Ob/Gyn, pediatrics, cardiology, gastroenterology, and compatible additional development (ALF, physical therapy, etc.).
6. **Central Florida Regional Hospital** (part of Hospital Corporation of America) has publically announced plans for the construction of a free standing emergency facility in the Deltona Activity Center. Projections are for a 2016 construction start. When completed, the facility will be 30 new, in-city medical jobs.
7. The **Golden Choice Assisted Living Facility** has made application, resubmitted their package to the City, and approved at the City Development Review Committee (DRC). Their location is on N. Normandy Boulevard, just north of Firwood Avenue.
8. The **Saxon Commercial Sewer** study was completed for the I-4/Saxon Boulevard to N. Normandy Boulevard, connecting it to the Fisher Waste Water Treatment Facility and upgrading the sewer lines connecting those locations. It is a City of Deltona infrastructure project, with the engineering/planning done for this commercial sewer expansion. This project would facilitate future commercial growth in the corridor. The engineering plans are complete, with the estimated cost of construction at \$1.4 million. The City is budgeting for a grant match to partner with other (State and/or Federal) agencies to complete this project. This will be a part of the new Community Redevelopment Area and will greatly assist recruitment of businesses to that area.
9. **Honest-1 Auto Repair** –An Honest-1 franchisee plans to locate on Howland Boulevard, adjacent to the Top Shelf Car Wash. This location has been approved by this franchisee. This business will be new construction.

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10. **Community Redevelopment Area:** On December 18, 2015, the City submitted the Community Redevelopment Plan and CIP (City Improvement Plan) to Volusia County as a request for delegation of Authority. Initial meetings with the Volusia County Council took place on June 2 and Volusia County staff were instructed to prepare a resolution for the approval of CRA delegation, to go before the Volusia County Council the first meeting of July (July 7th).

11. **TRAIL PROJECTS:** (I) **Lakeshore Trail Loop:** This trail is approved and is currently working toward design. Funding through the TPO has been made available and it is the intent to take advantage of this opportunity to advance the project timetable toward a 2016 construction start. This is a 1.4 mile loop trail that connects to the River-2-Sea pedestrian/bicycle trail ('*Rails to Trails*') at Thornby Park and Green Springs Park via the Lakeshore Drive corridor. Regarding the larger trail network within Volusia County, the 'Trail Bridge' over SE 415 is currently under construction. This project will be instrumental in the City's EcoTourism Project and is expected to be completed in the upcoming fiscal year.

(II) **Providence Boulevard Trail:** A feasibility study is being reviewed by the River-to-Sea Transportation Planning Organization for a shared use path along Providence Boulevard. The path would consist of a 5 foot concrete sidewalk on the east side of the street and an 8-10 foot paved trail on the west side of the street.

12. **Residential Development:** In discussions with the City's Planning & Development Services Staff, there are five (5) residential sub-divisions in either processing or discussion, as follows:

a. Lake Baton Estates (Phase II)	138	lots-approved, in construction
b. Arbor Ridge, Phase 5	77	lots-approved, in construction
c. Fernanda Place	284	lots-approved
d. Lake Gleason Reserve	53	lots-approved
e. Vineland Reserve	407	in review
	<u>959</u>	<u>lots total</u>

The City of Deltona currently is approaching a population of 90,000!

13. **Expansion & Retention Project:** The City's OED has undertaken an "Expansion & Retention Project". Businesses will be called, appointments made, and physical interviews held with the idea of developing a criteria of assisting existing business to become more efficient and profitable, to expand, and to remain in the City of Deltona. The calls began the first week of February.

-Top Shelf Car Wash-

-Dunkin' Donuts-

-Italino's NY Pizza-

-Cocky Rooster-

-J&J Security-

-D. White & Associates-

Do you know a business that plans to expand?

WORKFORCE DEVELOPMENT

Ed = EcD [education = economic development]

Rx = EcD [medical = economic development]

Ed x Rx = EcD² (education X medical = economic development squared)
